



Agenda for Meeting 20-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

Anne Goodman
David Hill
Jack Leiderman

Charles Littlefield
Dion Trahan
John Tyner, II

Wednesday, December 10, 2014
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

- A. **Site Plan Applications STP2014-00216 and 2014-00217**, King Farm Associates, LLC - A Level 2 site plan application proposing a townhouse development consisting of 76 units on 3.73 acres (STP2014-00216) and 53 units on 3.41 acres (STP2014-00217). The properties are located at 900 and 901 King Farm Boulevard and are zoned PD-KF (Planned Development - King Farm). *The Commission voted 3-2-1 (Commissioners Hill and Leiderman voted no, Commissioner Littlefield abstained, and Commissioner Trahan was absent) to approve the site plan applications.* **Attachments:** [4](#) | [5](#) | [6](#) | [7](#) | [8](#) | [9](#) | [10](#) | [11](#) | [12](#) | [13](#) | [14](#) | [15](#) | [16](#) | [17](#) | [18](#) | [19](#)
- B. **Final Record Plats PLT2014-00536 and PLT2014-00537**, King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an existing property made up of Parcel BN, King Farm, Irvington Centre containing 3.73 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone. *The Commission voted 3-0-3 (Commissioners Hill, Leiderman and Littlefield abstained, and Commissioner Trahan was absent) to approve the record plats.*

- C. [Final Record Plats PLT2014-00538, PLT2014-00539 and PLT2014-00540](#), King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an existing property made up of Parcel BQ, King Farm, Irvington Centre containing 3.41 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone. *The Commission voted 3-0-3 (Commissioners Hill, Leiderman and Littlefield abstained, and Commissioner Trahan was absent) to approve the record plats.*

II. RECOMMENDATION TO MAYOR AND COUNCIL

[Zoning Text Amendment for Self-Storage Facilities.](#)

Zoning Text Amendment TXT2015-00239, to insert Self-Storage Warehouse as a separate use in the land use tables (Sec. 25.12.03 and Sec. 25.13.03) and allow this as a conditional use in the I-L, I-H, MXE and MXB zones. The condition is that the use cannot be allowed within 250 feet of a public school. In addition, self-storage warehouse is to be deleted from the list of permitted uses in the definition of Service Industrial, Sec. 25.03.02. Authorized for filing by the Mayor and Council on November 10, 2014. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council. *The Commission voted 5-1 (Commissioner Littlefield voted no, and Commissioner Trahan was absent) to recommend that Mayor and Council not approve the proposed zoning text amendment.* **Attachments:** [1](#) | [2](#) | [3](#) | [4](#)

III. DISCUSSION

- A. [Discussion of APFS School Test Changes](#) proposed by Mayor and Council. *The Commission discussed the proposed changes to the APFS and voted 6-0 to send a letter to the Mayor and Council.*
- B. [Master Plan Update Discussion](#). *The Commission discussed the master plan update process and issues to address.* **Attachments:** [1](#) | [2](#) | [3](#)

IV. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business - 2015 meeting schedule and Election of a Chair for 2015. *The Commission approved their meeting schedule for 2015, and voted 5-0 (Chairman Hadley abstained) to elect Don Hadley as Chair in 2015.*
- D. Minutes – Meeting 17-2014 dated 10-08 and Meeting 18-2014 dated 10-22, *approved as submitted.*
- E. FYI Correspondence

V. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

January 14, 2014
January 28, 2014
February 11, 2014
February 25, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since December 2, 2014:

STP2015-00238, 5 Choke Cherry Rd. for Upper Rock-Phase-3 Retail Development;
STP2015-00237, 15190 Frederick Rd. for proposed 2,520 Sf Walk-In Bank facility;
STP2015-00236, 600 Mt. Vernon Place for the construction of concrete pad/sidewalk enclosure for toter-trash bins;
STP2015-00235, 2277 Research Blvd. for the construction of 54'X22' carport structure;

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.